2 1717 28 Avenue SW

Calgary | Active | MLS® A2357694

$392,500









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1978**	**995 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

ALL 6 UNITS MUST BE SOLD TOGETHER! THIS 6 UNIT BUILDING is comprised of 5 x 3 Bedroom Units and 1 x 2 Bedroom Unit with Insuite Laundry and Decks or Back Yard Patios. Envision yourself enveloped within a sanctuary, where architectural elegance meets everyday living, nestled within the esteemed community of South Calgary. This exceptional apartment, spanning 995 square feet, presents an extraordinary potential for discerning buyers seeking refined comfort and convenience. Situated in Southwest Calgary, within this beautifully maintained neighborhood, one discovers a single level unit within a low rise structure, offering seamless flow and ease of access. Three generously sized bedrooms provide ample space for rest and rejuvenation, complemented by a thoughtfully designed full bathroom-a haven for quiet moments, Stainless Steel Appliances enhance the kitchen’s warmth while vinyl windows invite abundant natural light to illuminate the living area, adorned with track lighting and tile flooring that extends throughout the main level. Enjoy the ease of laundry within your own unit, and appreciate the peace of mind afforded by no animal and no smoking regulations. Step onto your private balcony, offering a tranquil space to savor moments outdoors. One off street parking space and an abundance of free street parking provide convenient access. With its close proximity to Marda Loop with all its Vibrancy and Amenities including Restaurants, Pubs, Groceries and More plus nearby schools, shopping, parks, playgrounds, sidewalks, and street lights, this apartment exemplifies a desirable location for those seeking both urban Walkability and neighborhood charm. This is a wonderful Investment Property for the Savvy Investor! RECENT UPGRADES INCL: Vinyl Windows, Stainless Steel appliances, Common Area Carpet, and Painting. MUST BE SOLD WITH THE OTHER 5 UNITS MLS A2357673, A2357718, A2357719, A2357720 and A2357722.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357694
Bedrooms	3
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	995 sq. ft.
Main Level Finished Area:	995 sq. ft.
Condo Fee:	$.00
Condo Fee Includes:	See Remarks
Lot Area:	6,236 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	2
Stories Total:	2
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	0411896
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Metal Siding, Stucco

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	All Window Coverings
Restrictions:	None Known
Pets Allowed:	No
Main Floor	Living Room · 16'3" × 14'1" ·
Main Floor	Dining Room · 9'3" × 7'8" ·
Main Floor	Bedroom - Primary · 13'3" × 11'9" ·
Main Floor	Bedroom · 9'6" × 9'5" ·
Main Floor	Bedroom · 11'8" × 9'11" ·
Main Floor	Laundry · 7'9" × 4'11" ·

Main Floor	Laundry · 7'9" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Track Lighting, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-1717-28-avenue-sw-calgary-a2357694/

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